



## *Westfield City Council Report*

**Ordinance Number:** 14-09  
**APC Petition Number:** 1401-PUD-02  
**Subject Site Address:** 740 N. Union Street  
**Petitioner:** The Anderson Corporation  
**Requested Action:** Petitioner requests a change in zoning from the Single-Family 3 (SF-3) District to the North Walk Planned Unit Development (PUD) District.  
**Current Zoning District:** SF-3  
**Current Land Use:** Residential  
**Requested Zoning District:** North Walk Planned Unit Development (PUD)  
**Exhibits:**  
1. Staff Report  
2. Aerial Location Map  
3. Concept Plan (Exhibit B of PUD District Ordinance)  
4. APC Certification  
5. North Walk PUD Ordinance (Ord. 14-09)  
**Prepared by:** Kevin M. Todd, AICP

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### **PETITION HISTORY**

This petition was introduced at the December 9, 2013, City Council meeting. The petition received a public hearing at the January 21, 2014, Advisory Plan Commission (the "APC") meeting. The APC forwarded the petition to the Westfield City Council (the "Council") with a unanimous favorable recommendation for approval at its February 18, 2014, meeting. The APC Certification is included as Exhibit 4.

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### **PROCEDURAL**

- Requests for a change in zoning are required to be considered at a public hearing, in accordance with Indiana Code 36-7-4-1511. The public hearing for this petition was held on January 21, 2014, at the APC meeting. Notice of the January 21, 2014, public hearing was provided in accordance with the APC Rules of Procedure.
- At its February 18, 2014 meeting, the APC issued a favorable recommendation (8-0) of the proposed change of zoning to the Council.
- The Council may take action on this item at its February 24, 2014, meeting.

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## **PROJECT OVERVIEW**

**Location:** This subject property (the “Property”) is approximately 2.7+/- acres in size and is located on the east side of North Union Street and is approximately one-quarter (1/4) mile north of Hoover Street. The Property is currently zoned Single-Family 3 (SF-3).

**Project Description:** After meeting with the neighbors and modifying the original proposal that was introduced to the City Council on December 9, 2013 (the original proposal was to allow up to 16 single-family detached homes on a street that connected Union Street to Maple Lane), the petitioner is requesting a change of zoning to a Planned Unit Development (PUD) District to be known as “North Walk PUD” that would allow up to fourteen (14) duplex units (seven buildings) to be built on the Property and it would incorporate approximately 38% open space. The proposed conceptual plan depicts a single cul-de-sac street with access to Union Street. The proposed PUD Ordinance establishes architectural and development standards that would be specific to this project.

**Development and Architectural Standards:** The proposed PUD Ordinance establishes development standards for duplex lots (two units) that would be a minimum of sixty-five (65) feet in width and would be required to be at least 3,900 square feet in size. Each duplex unit would be required to have a minimum footprint of 1,325 square feet (plus a two-car garage) for a single-story unit and a minimum footprint of 1,000 square feet (plus a two-car garage) for a two-story unit. The proposed PUD Ordinance also establishes on-site and buffer yard landscaping standards that would supersede the City’s landscaping standards. Specifically, the proposed PUD Ordinance establishes planting requirements for each lot – the City’s landscaping standards establish planting requirements for the overall development. The proposed PUD Ordinance establishes buffer yards in areas where they would not be required by the City’s landscaping standards.

The proposed PUD Ordinance establishes a variety of architectural requirements, including: exterior building materials (vinyl siding is prohibited), roofing materials, windows on all sides of the building, corner break requirements, and anti-monotony standards. Enhanced standards are required for facades that face Union Street and Maple Lane.

**Site Access:** Vehicular access to the project will be limited to a single access point on Union Street. The new street will end in a cul-de-sac and will not connect to adjacent Maple Lane. Instead, an emergency access lane that is secured by a gate will extend from the cul-de-sac to Maple Lane and will only be utilized by the Fire Department in the event of an emergency. This approach is acceptable to the Westfield Fire Department. The PUD Ordinance was revised to include this item.

**Drainage:** If zoning is approved, detailed drainage plans will be reviewed at the development plan review and platting stage(s). Drainage information is reviewed by both, the Westfield Public Works Department and the Hamilton County Surveyor’s Office. If the proposed drainage system does not comply with the City and County’s standards, then the development plan and/or plat will not be approved. The nature of the drainage laws is that stormwater, post site development, is not allowed to

leave the site at a faster rate than it did prior to development. This is traditionally accomplished by collecting stormwater into a basin, and slowly releasing that water into a County regulated drain (which, in turn, ultimately drains into the White River). By virtue of the drainage laws, the newly constructed drainage system in the adjacent Westfield Green Estates Subdivision will not be negatively impacted by development on the subject property. Public stormwater infrastructure in Westfield is typically bonded for both performance (i.e., installation) and a three-year maintenance period after installation.

Comprehensive Plan: The Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”) identifies the Property as part of the Suburban Residential area. While, the Comprehensive Plan and the Grand Junction Plan did not establish definitive boundaries for Grand Junction, the Property falls just north of the boundary of the Grand Junction District (downtown) area, as identified in the Grand Junction Implementation Plan 2013 (the “Implementation Plan”). The Property is within close proximity of the Grand Junction District and has received positive feedback from the Downtown Westfield Association and the Grand Junction Task Group. One of the over-arching goals of the Grand Junction Plan is to have as many people as possible living within walking distance of downtown as soon as possible. While not within the delineated Grand Junction District of the Implementation Plan, the proposed North Walk PUD project will likely have an impact on Downtown Westfield and would help achieve the goal of having people living within walking distance of downtown.

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## **STATUTORY CONSIDERATIONS**

Indiana Code 36-7-4-603 states that reasonable regard shall be paid to:

1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

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## **RECOMMENDATIONS / ACTIONS**

### APC Recommendation

At its February 18, 2014, meeting, the APC forwarded a **favorable recommendation** of Ordinance No. 14-09 (APC Petition No. 1401-PUD-02) to the Council (Vote of: 8 in favor, 0 opposed).

### City Council

Introduction: December 9, 2013

Eligible for Adoption: February 24, 2014

Submitted by: Kevin M. Todd, AICP

Economic and Community Development Department